

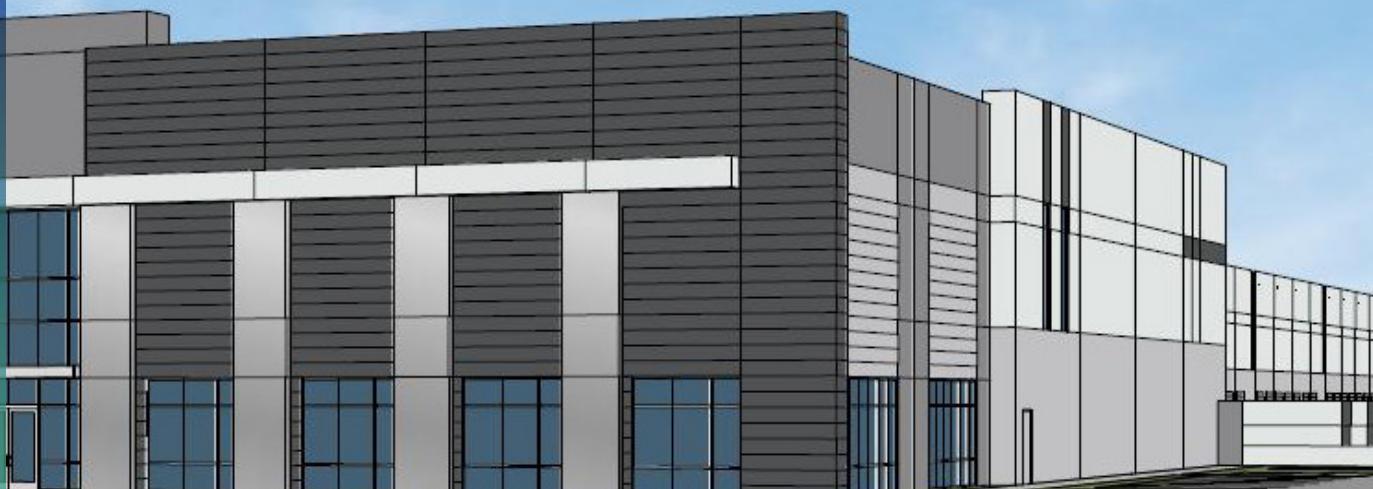
12403
CACTUS RD

VICTORVILLE, CA

**FOR SALE
OR LEASE**

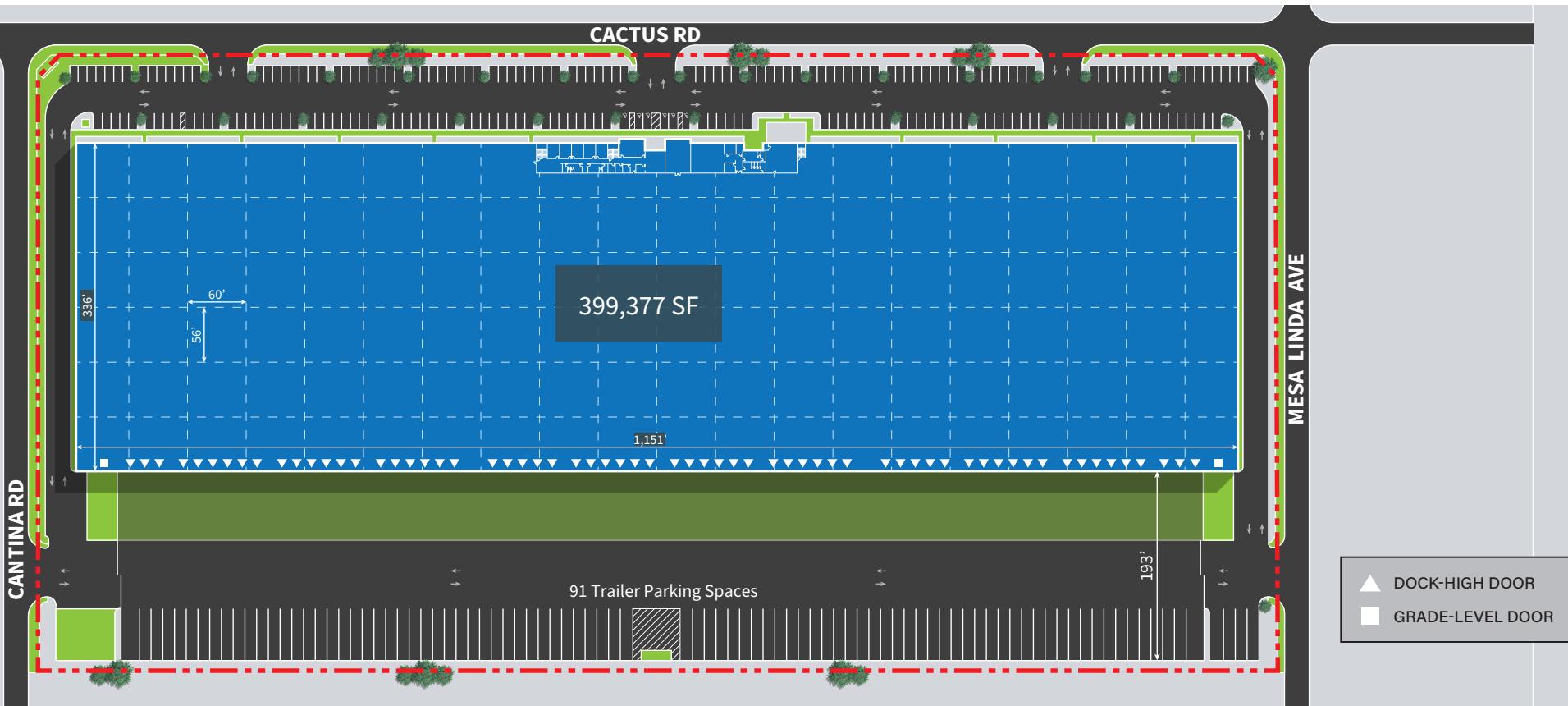
(Ownership will also sell entitled land)

±399,377 SF Warehouse Space



CBRE

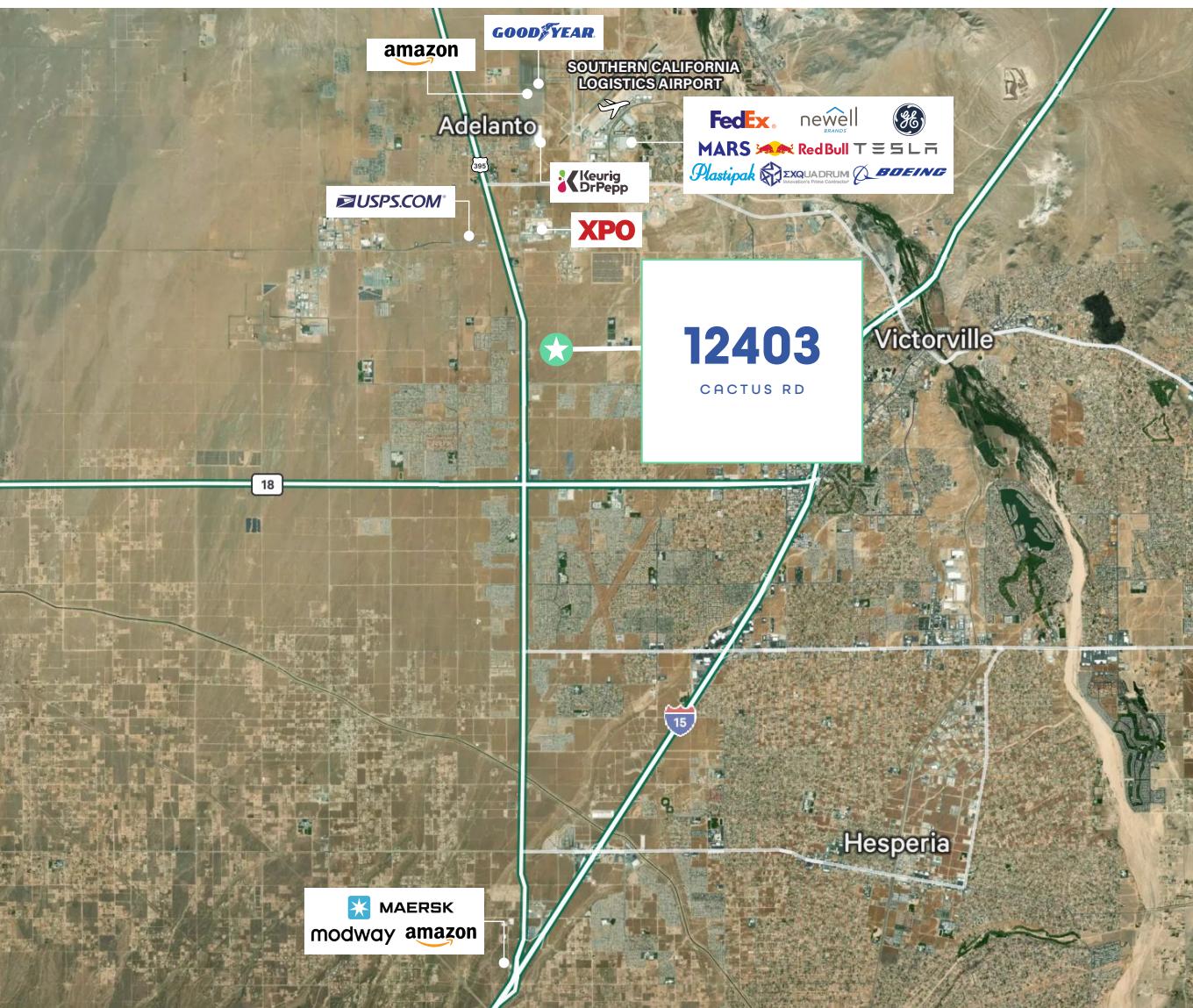
SITE PLAN



Building Stats

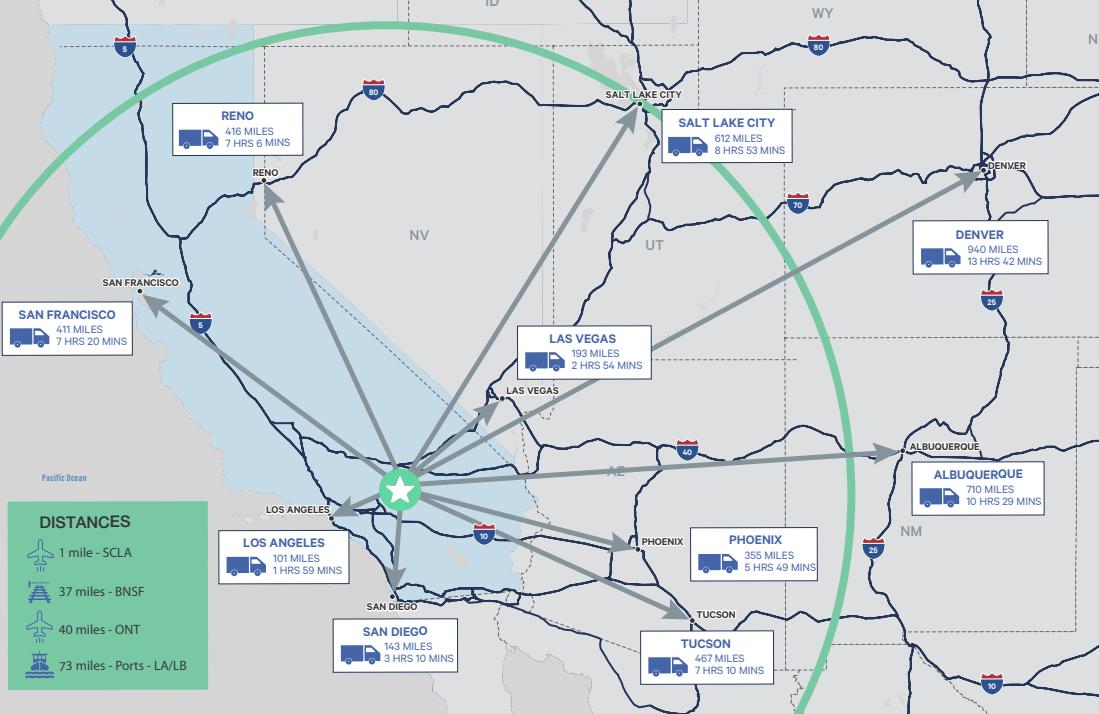
- ◊ ±377,924 SF of Warehouse
- ◊ ±14,933 SF of 2 Story Office Space
- ◊ 36' Warehouse Clear Height
- ◊ 61 DH Doors
- ◊ 2 GL Doors
- ◊ 193' Truck Court
- ◊ 91 Trailer Parking Stalls
- ◊ ESFR Sprinklers (K25)
- ◊ 4,000 Amp Power

C O R P O R A T E N E I G H B O R S A N D L O C A T O R M A P



Strong Industrial Demand and Notable Corporate Expansion In Hesperia & Victorville

The Hesperia/Victorville area in the Inland Empire has experienced robust demand in recent years, attracting corporations and driving significant development. Notable expansions include Maersk's 1.2M SF facility at Hesperia Commerce Center I, creating up to 500 jobs, and Modway Furniture's relocation to a 1M SF build-to-suit facility, tripling its West Coast distribution capacity. Notably, Amazon has recently commenced construction on a significant 2.5M SF industrial development at Hesperia Commerce Center II, representing a key component of Amazon's strategic initiative to expand its logistics network throughout the IE. The region has also seen increased interest from other major players like Peloton and Goodyear Tire, which is expanding to a 1.3M SF facility.



LABOR & TRANSPORTATION STATISTICS



TRANSPORTATION

Approximately 40% of a logistics operation's costs are tied to the transportation of goods stored and distributed from its facilities. With this in mind, strategic site selection is critical. This property is located in the Inland Empire North, offering immediate access to major interstates, making it an ideal hub for efficient regional and long-haul distribution.



LABOR

The Inland Empire North/High Desert region benefits from a strong labor pool, with approximately 80,000 individuals commuting into the area for employment. A significant portion of this workforce is already experienced in warehousing and logistics, making it an ideal location for industrial and distribution operations.

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